

EXHIBIT B-1

EXHIBIT B-1**(Rejected Leases)**

Lessor Name	Lessor Address	Debtor Lessee	Property Address	Rejection Date
1803 Pikes, LLC, as successor interest to Durham Properties, LLC	1803 Pikes, LLC 1188 Willis Avenue, #309 Albertson, NY 11507 Durham Properties, LLC 129 College Drive Hammond, LA 70401 Matt Vitart, Esq. Jason E. Weeks, Esq. Randall, Segrest, Weeks & Reeves, PLLC 1030 Northpark Drive Ridgeland, MS 39157	Ruby Tuesday, Inc.	4819 McComb 1803 PIKES POINT PLACE MCCOMB, MS 39648	OCTOBER 7, 2020
195 ASSOCIATES LLC	195 ASSOCIATES LLC 1414 ATWOOD AVENUE C/O CARPIONATO PROPERTIES JOHNSTON, RI 02919	Ruby Tuesday, Inc.	4628 Johnston 1386 ATWOOD AVENUE JOHNSTON, RI 02919	OCTOBER 7, 2020
2015 Wesel Boulevard, LLC	2015 Wesel Boulevard, LLC Attn: Robert Bricker 10912 Hartle Drive Hagerstown, MD 21742 Zachary J. Kieffer, Esq. Zachary J. Kieffer, LLC 19405 Emerald Square Suite 2100, Office 202 Hagerstown, MD 21742	Ruby Tuesday, Inc.	3698 Hagerstown 1645 WESEL BOULEVARD HAGERSTOWN, MD 21740	OCTOBER 7, 2020
2017 ULSTER LLC	2017 ULSTER LLC 104 NATIVA CIRCLE NORTH PALM BEACH, FL 33410	Ruby Tuesday, Inc.	4216 Ulster 1266 ULSTER AVE. KINGSTON, NY 12401	OCTOBER 7, 2020
2500 McKenzie, LLC	2500 McKenzie, LLC c/o Geneva Management LLC 1801 SW 3rd Ave, Suite 500 Miami, FL 33129 James B. Pittman, Jr., Esq. James B. Pittman, Jr., P.C. 2102 U.S. Highway 98 PO Box 2525 Daphne, AL 36526	Ruby Tuesday, Inc.	3136 Foley 2500 SOUTH MCKENZIE STREET FOLEY, AL 36535	OCTOBER 7, 2020

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30 West Pershing, LLC, as successor in interest to National Amusements, Inc.	30 West Pershing, LLC 909 Walnut St., Suite 200 Kansas City, MO 64106 30 West Pershing, LLC c/o EPR Properties P.O. Box 870631 Kansas City, MO 64187	RT Detroit Franchise, LLC Ruby Tuesday, Inc.	7581 15 Mi-Van Dyke 35500 VAN DYKE AVENUE STERLING HEIGHTS, MI 48312	OCTOBER 7, 2020
724 R202 Associates, LLC, a New Jersey limited liability company	724 R202 Associates, LLC c/o Steiner Equities Group, LLC 75 Eisenhower Parkway Roseland, NJ 07068-1696	Ruby Tuesday, Inc.	4197 Bridgewater Towne Center 754 RT 202 BRIDGEWATER, NJ 8807	OCTOBER 7, 2020
81 LAND CO. LLC	81 LAND CO. LLC ATTN LAWERENCE CHAMBERLON COMPTROLLER 7911 BREWERTON ROAD CICERO, NY 13039	Ruby Tuesday, Inc.	5244 Watertown 1290 ARSENAL STREET WATERTOWN, NY 13601	OCTOBER 7, 2020
A.I. Corte, Jr., Family LP, as successor in interest to A.I. Corte, Jr.	A.I. Corte, Jr., Family LP c/o L.W. Cave Real Estate, Inc. One Maison 3800 Airport Blvd., Suite 201 Mobile, AL 36608	Ruby Tuesday, Inc.	3634 Fairhope 901 FAIRHOPE AVE. FAIRHOPE, AL 36532	OCTOBER 7, 2020
Adam Roe Farmer and Jordan Nicole Farmer, as Trustees of the Family Trust of Adam Roe Farmer and Jordan Nicole Farmer dated December 27, 2016, as successor to OREOF 2017 Ruby LLC	Adam Roe Farmer Jordan Nicole Farmer 44628 Kornell Street Temecula, CA 92592	Ruby Tuesday, Inc.	4652 Commerce 167 STEVEN B. TANGER BLVD. COMMERCE, GA 30529	OCTOBER 7, 2020
Affinity9 Realty LLC	Affinity9 Realty LLC Attn: Jaynul Dewani, Managing Member 6618 Weston Circle East Dublin, OH 43016 Akhil M. Patel, Esq. 6055 Tain Drive, Suite 200 Dublin, OH 43017	Ruby Tuesday, Inc.	4446 Powell - Orange Township 8753 OWENFIELD DR. POWELL, OH 43065	OCTOBER 7, 2020
AHGIE, LLC, as successor-in-interest to OREOF 2017 Ruby LLC	AHGIE, LLC Attn: Han Oh, Manager 3050 Patuxent Overlook Court Ellicott City, MD 21042	Ruby Tuesday, Inc.	4478 North Lite 2461 WONDER DRIVE NE KANNAPOLIS, NC 28083	OCTOBER 7, 2020

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Alabaster RT Freestanding, LLC, as successor to Orion — NRD l'uby JV LLC	Alabaster RT Freestanding, LLC 201 ALLEN RD STE 300 ATLANTA, GA 30328 IPet Properties, LLC 11057 Rosecrans Ave. Norwalk, CA 90650 Simon V. Bakaric Esq. Associate General Counsel Newburger Andes & Co. 201 Allen Rd. Suite 300 Atlanta, GA 30328	Ruby Tuesday, Inc.	4902 Alabaster 710 COLONIAL PROMENADE PARKWAY ALABASTER, AL 35007	OCTOBER 7, 2020
Allen Kushkynski, as Trustee of the Kushynski Family Trust Agreement Dated November 28, 1988 and Miriam Cywan, a Trustee of the Miriam Cywan and Jay Ingram Cywan Family Trust Agreement Dated December 4, 2002	Allen Kushynski Miriam Cywan 4835 Mary Ellen Avenue Sherman Oaks, CA 91423	RT St. Louis Franchise, LLC Ruby Tuesday, Inc.	7467 Collinsville 604 N. BLUFF ROAD COLLINSVILLE, IL 62234	OCTOBER 7, 2020
ALPHA LAND PARTNERS LP	ALPHA LAND PARTNERS LP C/O VILLAGE PROPERTIES OPER 940 EMMETT AVE SUITE 200 BELMONT CA 94002	Ruby Tuesday, Inc.	3638 Alpharetta 6055 NORTH POINT PARKWAY ALPHARETTA, GA 30022	OCTOBER 7, 2020
AMALGAMATED FINANCIAL GROUP VIII LP	AMALGAMATED FINANCIAL GROUP VIII LP 1414 ATWOOD AVENUE JOHNSTON RI 02919	Ruby Tuesday, Inc.	3635 Attleboro 287 WASHINGTON STREET ATTLEBORO, MA 2703	OCTOBER 7, 2020
AMERCO REAL ESTATE COMPANY INC.	AMERCO REAL ESTATE COMPANY INC. 2727 NORTH CENTRAL AVE PHOENIX AZ 85004	Ruby Tuesday, Inc.	4527 Greenwood 262 BYPASS 72 NW GREENWOOD, SC 29649	OCTOBER 7, 2020
Amnon Shreibman as successor-in-interest to OREOF 2017 Ruby LLC	Amnon Shreibman P.O. Box 177 519 Mable Mason Cove Laverne, TN 37086 Justin T. Campbell, Esq. Thompson Burton PLLC 6100 Tower Circle, Suite 200 Franklin, TN 37067	Ruby Tuesday, Inc.	4956 Smyrna 2675 HIGHWOOD BLVD. SMYRNA, TN 37167	OCTOBER 7, 2020

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ARC CAFEHLD001 LLC	ARC CAFEHLD001 LLC PO BOX 29650 DEPT 880044 ID 081271 PHOENIX AZ 85038	RT Orlando Franchise, LP Ruby Tuesday, Inc.	2143 Kirkman Corners 3875 KIRKMAN RD. ORLANDO, FL 32811	OCTOBER 7, 2020
Ascons Corp.	Acsons Corp. 980 North Federal Highway Boca Raton, FL 33432 Compson Development 2465 Ridge Road West Rochester, NY 14626	RT New York Franchise, LLC Ruby Tuesday, Inc.	7478 Greece 2525 WEST RIDGE ROAD ROCHESTER, NY 14626	OCTOBER 7, 2020
ATLANTIC CITY ASSOCIATES LLC	ATLANTIC CITY ASSOCIATES LLC C/O TANGER PROPERTIES LP ATTN: LEGAL DEPT 3200 NORTHLINE AVE, STE 360 GREENSBORO NC 27408 ATLANTIC CITY ASSOCIATES LLC PO BOX 417340 BOSTON MA 02241	Ruby Tuesday, Inc.	4981 Atlantic City 2100 ATLANTIC AVENUE ATLANTIC CITY, NJ 8401	OCTOBER 7, 2020
Avenues Mall, LLC	Avenues Mall, LLC c/o M.S. Management Associates, Inc. 225 West Washington Street Indianapolis, Indiana 46204-3438 Avenues Mall, LLC c/o HEITMAN Attn: Lauren D. Hogan, VP 191 North Wacker Drive, Suite 2500 Chicago, Illinois 60606 Avenues Mall, LLC c/o CBL & Associates, Inc. Attn: Charles B. Lebovitz CBL Center, Suite 500 2030 Hamilton Place Blvd. Chattanooga, TN 37421-6000 CHRISTINE MCKENNA, ESQ. MCKENNA, MCCAUSLAND & MURPHY, P.A. 3020 NE 32nd Ave., Suite 304 Ft. Lauderdale, Florida 33308	Ruby Tuesday, Inc.	2702 The Avenues 10300 SOUTHSIDE BOULEVARD, #242 JACKSONVILLE, FL 32256	OCTOBER 7, 2020
AVG PARTNERS I LLC	AVG PARTNERS I LLC 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212	Ruby Tuesday, Inc.	7145 Melrose Park 851 W North Avenue Melrose, IL 60160	OCTOBER 7, 2020

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Battlefield Mall, LLC	Battlefield Mall, LLC 225 West Washington Street Indianapolis, IN 46204-3438 Douglas S. Evans, Esq. Evans & Green LLP 1615 S. Ingram Mill Road, Building F P.O. Box 10545 Springfield, MO 65808-0545	RT Western Missouri Franchise, LLC Ruby Tuesday, Inc.	7885 Springfield 2825 SOUTH GLENSTONE AVENUE SPRINGFIELD, MO 65804	OCTOBER 7, 2020
BDG Commack, LLC	BDG COMMACK LLC C/O BLUMENFELD DEVELOPMENT GROUP LTD 300 ROBBINS LANE SYOSSET, NY 11791 Kenneth E. Aneser, Esq. Rosenberg Calica & Birney LLP 100 Garden City Plaza, Suite 408 Garden City, NY 11530	RT Long Island Franchise, LLC Ruby Tuesday, Inc.	2208 Commack 6330 JERICHO TURNPIKE COMMACK, NY 11725	OCTOBER 7, 2020
Bear Necessity LLC	Bear Necessity LLC 1330 Neptune Ave Leucadia, CA 92024 Roger Slade, Esq. Garrett J. Monteagudo, Esq. Haber Law, PA 251 NW 23rd Street Miami, FL 33127	RT Tampa Franchise, LP Ruby Tuesday, Inc.	7148 Citrus Park 6254 GUNN HWY TAMPA, FL 33625	OCTOBER 7, 2020
BEAR NECESSITY, LLC	BEAR NECESSITY, LLC CENTER STATE BANK #256000060 12285 S ORANGE BLOSSOM TRAIL ORLANDO, FL 32837	RT Orlando Franchise, LP Ruby Tuesday, Inc.	7117 Southchase 13145 S. ORANGE BLOSSOM TRAIL ORLANDO, FL 32837	OCTOBER 7, 2020
BECK 15075 LLC	BECK 15075 LLC NAZIR JAWICH 40500 ANN ARBOR RD., STE 105LL PLYMOUTH MI 48170 DEMCO XVIII LLC GARY D. ROBERTS 45501 HELM STREET PLYMOUTH MI 48170	RT Detroit Franchise, LLC Ruby Tuesday, Inc.	7630 Plymouth 15075 BECK ROAD PLYMOUTH, MI 48170	OCTOBER 7, 2020

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Bennett Partners, L.L.P., as successor in interest to TMT33, LLC	Bennett Partners, L.L.P. 4301 Post Road Cumming, GA 30040 Derek J. Krebs Holt Ney Zatcoff & Wasserman, LLP 100 Galleria Parkway, Suite 1800 Atlanta, GA 30339-5960 Derek J. Krebs, Esq. Holt Ney Zatcoff & Wasserman, LLP 100 Galleria Parkway, Suite 1800 Atlanta, GA 30339	Ruby Tuesday, Inc.	4845 Dawsonville 796 HIGHWAY 400 SOUTH DAWSONVILLE, GA 30534	OCTOBER 7, 2020
BIDDEFORD PLAZA LLC	BIDDEFORD PLAZA LLC 13 RIVERS EDGE DR. KENNEBUNK, ME 04043	Ruby Tuesday, Inc.	7209 Biddeford 45 BOULDER WAY BIDDEFORD, ME 4005	OCTOBER 7, 2020
BIRCHWOOD MALL GENERAL GROWTH PROP	BIRCHWOOD MALL GENERAL GROWTH PROP PO BOX 86, SDS 12 1381 MINNEAPOLIS MN 55486	RT Michigan Franchise, LLC Ruby Tuesday, Inc.	7075 Port Huron 4280 24TH AVE. FT. GRATIOT, MI 48059	OCTOBER 7, 2020
Biscayne Commons LLC	Biscayne Commons LLC Attn: Irwin Tauber 9551 East Bay Harbor Drive Bay Harbor Island, FL 33154	Ruby Tuesday, Inc.	6324 North Miami Beach 14831 BISCAYNE BLVD. NORTH MIAMI BEACH, FL 33181	OCTOBER 7, 2020
Bonney's Corner Associates, L.L.P.	Bonney's Corner Associates, LLP 4701 Columbus Street, Suite 300 Virginia Beach, VA 23462	Ruby Tuesday, Inc.	4688 Kemps River Crossing 1250 FORDHAM DRIVE VIRGINIA BEACH, VA 23464	OCTOBER 7, 2020

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BRE DDR CROCODILE SYCAMORE PLAZA LLC c/o DDR Corp.	BRE DDR CROCODILE SYCAMORE PLAZA LLC c/o DDR Corp. 3300 Enterprise Parkway Beachwood, OH 44122 BRE DDR CROCODILE SYCAMORE PLAZA LLC c/o DDR Corp. Attn: General Counsel 3300 Enterprise Parkway Beachwood, OH 44122 BRE DDR CROCODILE SYCAMORE PLAZA LLC PO BOX 932648 DEPT 101278 21441 58686 CLEVELAND OH 44193	Ruby Tuesday, Inc.	4454 Kenwood 7800 MONTGOMERY RD., SPC 14 CINCINNATI, OH 45236	OCTOBER 7, 2020
BRE MARINER MILESTONE PLAZA LLC	BRE MARINER MILESTONE PLAZA LLC C/O BRIXMOR PROP GROUP ATTN: GENERAL COUNSEL 450 LEXINGTON AVE, 13TH FLOOR NEW YORK, NY 10170 BRE MARINER MILESTONE PLAZA LLC C/O BRIXMOR PROP GROUP PO BOX 645344 CINCINNATI, OH 45264 BRE MARINER MILESTONE PLAZA LLC C/O BRIXMOR PROP GROUP ATTN: GENERAL COUNSEL 3440 PRESTON RIDGE RD. STE 425, BLDG 4 ALPHARETTA, GA 30005	Ruby Tuesday, Inc.	3781 Pelham Road 3609 PELHAM ROAD GREENVILLE, SC 29615	OCTOBER 7, 2020

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BRE Tarpon Midpoint Center LLC, successor in interest to CNL Funding 2001-A, LP	<p>BRE Tarpon Midpoint Center LLC c/o Brixmor Property Group Attn: Legal Department 420 Lexington Avenue, 7th Floor New York, NY 10170</p> <p>BRE Tarpon Midpoint Center LLC c/o Brixmor Property Group Attn: Regional Counsel 3440 Preston Ridge Rd. Suite 425, Building 4 Alpharetta, GA 30005</p> <p>Real Sub, LLC P.O. Box 32018 Lakeland, FL 33802</p> <p>Lehn E. Abrams, Esq. Arnold, Matheny & Eagan, PA 605 E. Robinson St., Suite 730 Orlando, FL 32801</p>	<p>RT Tampa Franchise, LP</p> <p>Ruby Tuesday, Inc.</p>	<p>7154 Cape Coral Midpoint 2514 SANTA BARBARA BLVD. CAPE CORAL, FL 33914</p>	OCTOBER 7, 2020
Buffalo-Bloomfield Associates, LLC, successor in interest to Walden Avenue Blend-All Hotel Development, Inc. and FBBT Associates	<p>Buffalo-Bloomfield Associates, LLC Attn: Legal Department 7978 Cooper Creek Blvd, Suite 100 University Park, FL 34201</p> <p>Buffalo-Bloomfield Associates, LLC Attn: Lease Administration 570 Delaware Ave. Buffalo, NY 14202</p> <p>Benderson Development Corp. Attn: Camille Sutton, Julie V. Colin, Sharon Alcom 570 Delaware Ave. Buffalo, NY 14202</p> <p>Buffalo-Bloomfield Associates, LLC c/o Sullivan Hayes 10 Waterdown Drive, Suite 200 Farmington, CT 06032</p> <p>John J. Ferriter, Esq. Ferriter & Ferriter LLC 1669 Northampton Street Holyoke, MA 01040</p>	Ruby Tuesday, Inc.	<p>4455 Bloomfield 848 COTTAGE GROVE ROAD BLOOMFIELD, CT 06002-2908</p>	OCTOBER 7, 2020

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Burnett Family Trust Dated 03-07-2005, a California Trust, as assignee of and successor in interest to Orion-NRD Ruby JV, LLC	Burnett Family Trust Dated 03-07-2005 Attn: Barry Burnett 501 E. Av. San Juan San Clemente, CA 92672	Ruby Tuesday, Inc.	5002 New Iberia 2813 HIGHWAY 14 NEW IBERIA, LA 70560	OCTOBER 7, 2020
CAFARO MGMT COMPANY	CAFARO MGMT COMPANY PO BOX 932400 MILLCREEK MALL CLEVELAND, OH 44193	Ruby Tuesday, Inc.	2851 Erie 700 MILLCREEK MALL ERIE, PA 16565	OCTOBER 7, 2020
CARLYLE SWANSEA PARTNERS LLC	CARLYLE SWANSEA PARTNERS LLC C/O CARLYLE DEV GROUP, INC. 2700 WESTCHESTER AVE, STE 303 PURCHASE, NY 10577 CARLYLE SWANSEA PARTNERS LLC PO BOX 823349 PHILADELPHIA, PA 19182 SWANSEA MALL ATTN: GENERAL MANAGER 262 SWANSEA MALL DR, SUITE 775 SWANSEA, MA 02777	Ruby Tuesday, Inc.	2839 Swansea 7070 SWANSEA MALL DRIVE SWANSEA, MA 2777	OCTOBER 7, 2020
Carousel Center Company LP	Carousel Center Company LP Manufacturers and Traders Trust Co. Attn: Gail Hamilton P.O. Box 8000, Dept. #692 Buffalo, NY 14267 Pyramid Management Group LLC Attn: Property Manager The Clinton Exchange 4 Clinton Square Syracuse, NY 13202 Carousel Center Company LP M&T Bank P.O. Box 8000-Dept. No. 692 Buffalo, NY 14267 J. Michael Naughton, Esq. Young/Sommer LLC Crystal Run Newco LLC Executive Woods Five Palisades Drive Albany, NY 12205	RT New York Franchise, LLC Ruby Tuesday, Inc.	7430 Syracuse 9613 CAROUSEL CENTER SYRACUSE, NY 13290	OCTOBER 7, 2020

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CGI 3, L.P., as successor in interest to RT Beaufort, LLC	CGI 3, L.P. 11302 Seda Place, San Diego, CA 92124 CGI 3, L.P. 1311 Minden Drive San Diego, CA 92111 Jacob S. Barker, Esq. Graybill Lansche & Vinzani, LLC 225 Seven Farms Drive, Suite 207 Charleston, SC 29492	Ruby Tuesday, Inc.	4160 Beaufort 346 ROBERT SMALLS PARKWAY BEAUFORT, SC 29902	OCTOBER 7, 2020
CH Retail Fund I/Ft. Lauderdale Universal Plaza, L.L.C., as successor-in-interest to Woolbright Universal Plaza, Ltd.	CH Retail Fund I/Ft. Lauderdale Universal Plaza, L.L.C. c/o Hybridge Attn: Donna Niles, Property Manager 119 N. 11th Street, Suite 300B Tampa, FL 33602 CH Retail Fund I/Ft. Lauderdale Universal Plaza, L.L.C. Attn: Asset Manager – Universal Plaza 3819 Maple Avenue Dallas, TX 75219 Jeffrey S. Wertman, Esq. Berger Singerman LLP 350 East Las Olas Blvd., 10th Floor Fort Lauderdale, FL 33301	RT South Florida Franchise, LP Ruby Tuesday, Inc.	7714 Universal Plaza 7736 W. COMMERCIAL BLVD. LAUDERHILL, FL 33351	OCTOBER 7, 2020
Charles B. Marshall and Susan M. Marshall, as Co-Trustees of The Marshall Family Trust dated February 14, 2000, as successor to TMT33, LLC	Charles B. Marshall Susan M. Marshall 5724 E. Crest De Ville Ave. Orange, CA 92856	RT Michigan Franchise, LLC Ruby Tuesday, Inc.	7043 Gaylord 499 DICKERSON ROAD GAYLORD, MI 49735	OCTOBER 7, 2020
Charles S. Norwood, Jr.	Charles S. Norwood, JR. Crawford-Norwood Realty 505-D N Spence Ave Goldsboro, NC 27534 John P. Marshall, Esq. White & Allen, P.A. PO Box 3169 Kinston, NC 28502	Ruby Tuesday, Inc.	3373 Goldsboro 2609 NORTH PARK DRIVE GOLDSBORO, NC 27534	OCTOBER 7, 2020

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Chautauqua Mall, LLC, successor in interest to DeBartolo Capital Partnership	Chautauqua Mall, LLC c/o WP Glimcher Inc. Attn: General Counsel 180 East Broad Street Columbus, OH 43215 Washington Prime Management Associates, LLC c/o WP Glimcher Inc. Attn: Property Management 180 East Broad Street Columbus, OH 43215	RT New York Franchise, LLC Ruby Tuesday, Inc.	7487 Lakewood 300 EAST FAIRMOUNT AVE. LAKEWOOD, NY 14750	OCTOBER 7, 2020
CHOP ACQUISITION LLC	CHOP ACQUISITION LLC PO BOX 846188 BOSTON MA 02284	RT New Hampshire Restaurant Holdings, LLC Ruby Tuesday, Inc.	4163 Nashua 275 AMHERST ST. NASHUA, NH 3063	OCTOBER 7, 2020
CIRCLE F WILLINGBORO PARTNERS LLC	CIRCLE F WILLINGBORO PARTNERS LLC METRO COMMERCIAL MGMT SVC INC 307 FELLOWSHIP RD STE 300 MT LAUREL NJ 08054	Ruby Tuesday, Inc.	5247 Willingboro 4366 RT 130 NORTH WILLINGBORO, NJ 8046	OCTOBER 7, 2020
Clant, Inc.	Clant, Inc. c/o Isola and Associates 111 South Maitland Ave, Suite 213 P.O. Box 941483 Maitland, FL 32294-1483	Ruby Tuesday, Inc.	3702 Gulf to Bay 2730 GULF-TO-BAY BLVD CLEARWATER, FL 34625	OCTOBER 7, 2020
CNL FUNDING 2000 A LP	CNL FUNDING 2000 A LP PO BOX 29650 DEPT 880044 ID 065347 PHOENIX AZ 85038 DILLON RIDGE MARKETPLACE III LLC 6900 E BELLEVIEW AVE., STE 300 CO MILLER REAL ESTATE INVEST GREENWOOD VILLAGE CO 80111	RT Denver Franchise, L.P. Ruby Tuesday, Inc.	2341 Dillon 270 US HIGHWAY 6 DILLON, CO 80435	OCTOBER 7, 2020
CNL Funding 2000-A, LP, as successor in interest to CNL American Properties Fund, Inc.	CNL Funding 2000-A, LP c/o VEREIT, Inc. 2325 E. Camelback Road, 9th Floor Phoenix, AZ 85016	RT Kentucky Restaurant Holdings, LLC Ruby Tuesday, Inc.	2082 Somerset 1975 S. HIGHWAY 27 SOMERSET, KY 42501	OCTOBER 7, 2020
Colby Restaurant, LLC as successor to TMT33, LLC	Colby Restaurant, LLC 13356 Metcalfe Avenue Overland Park, KS 66213	Ruby Tuesday, Inc.	5223 Lumberton-5th Street 2950 WEST 5TH STREET LUMBERTON, NC 28358	OCTOBER 7, 2020

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Commonwealth Tower, LP	Commonwealth Tower LP Attn: Chief Financial Officer c/o Tishman Speyer Properties, LP 45 Rockefeller Plaza New York, NY 10111 Andrew B. Schulwolf, Esq. Albert & Schulwolf, LLC 110 N. Washington St., #300 Rockville, MD 20850	Ruby Tuesday, Inc.	4181 Rosslyn 1300 WILSON BLVD. SUITE 140 ARLINGTON, VA 22209	OCTOBER 7, 2020
Connecticut Commercial Investors, LLC	Connecticut Commercial Investors, LLC c/o A. DaSilva 38 Pershing Drive Ansonia, CT 06401 819 Bridgeport Ave., LLC 819 Bridgeport Avenue Shelton, CT 06484 Connecticut Commercial Investors, LLC c/o A. DaSilva 819 Bridgeport Avenue Shelton, CT 06484 Christine L Curtiss, Esq. Cohen and Thomas 315 Main Street Derby, CT 06418	Ruby Tuesday, Inc.	3777 Shelton 811 BRIDGEPORT AVE. SHELTON, CT 06484	OCTOBER 7, 2020
Continental 112 Fund, LLC	Continental 112 Fund, LLC c/o Continental Properties Attn: Legal Department W133 N8569, Executive Parkway Menomonee Falls, WI 53051 Continental 112 Fund, LLC c/o Continental Properties Company, Inc. W134 N8675, Executive Parkway Menomonee Falls, WI 53051 Thomas M. Ritzert, Esq. Martine C. Wilson, Esq. 3900 Key Center 127 Public Square Cleveland, OH 44114	Ruby Tuesday, Inc.	4366 Athens 951 E. STATE STREET ATHENS, OH 45701	OCTOBER 7, 2020

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COR Route 7 Company, LLC	<p>COR Route 7 Company, LLC 540 Towne Drive Fayetteville, NY 13066</p> <p>COR Property Services Company, LLC 540 Towne Drive Fayetteville, NY 13066</p> <p>Mannion & Copani 224 Harrison Street, Suite 306 Syracuse, NY 13202</p> <p>Anthony F. Copani, Esq. Mannion & Copani 306 Syracuse Building 224 Harrison Street Syracuse, NY 13202</p>	Ruby Tuesday, Inc.	<p>4869 Latham 675 TROY SCHNECTADY RD., RT 7 LATHAM, NY 12110</p>	OCTOBER 7, 2020
Cross Creek Plaza, Inc.	<p>Cross Creek Plaza, Inc. c/o GFD Management, Inc. Attn: Executive Vice President 6350 Quadrangle Dr., Suite 205 Chapel Hill, NC 27517</p> <p>Gilbert C. Laite, III, Esq. Williams Mullen 301 Fayetteville Street, Suite 1700 Raleigh, NC 27601</p>	Ruby Tuesday, Inc.	<p>2769 Fayetteville 1812 SKIBO ROAD FAYETTEVILLE, NC 28303</p>	OCTOBER 7, 2020
Crossgates Mall General Company NewCo, LLC, as successor to Crossgates Mall Company NewCo LLC	<p>Crossgates Mall General Company NewCo, LLC c/o The Clinton Exchange Attn: Management Division 4 Clinton Square Syracuse, NY 13202-1078</p>	Ruby Tuesday, Inc.	<p>2962 Albany 1 CROSSGATES MALL ROAD, K-101 ALBANY, NY 12203</p>	OCTOBER 7, 2020

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Crystal Run Newco LLC	<p>Crystal Run Newco LLC The Clinton Exchange 4Clinton Square Syracuse, NY 13202-1078 Attn: Management Division</p> <p>Crystal Run Newco LLC Manufacturers & Traders Trust Co. P.O. Box 8000, Dept. 534 Buffalo, NY 14267</p> <p>Pyramid Management Group, Inc. The Clinton Exchange Attn: General Counsel 4 Clinton Square Syracuse, NY 13202-1078</p> <p>J. Michael Naughton, Esq. Young/Sommer LLC Crystal Run Newco LLC Executive Woods Five Palisades Drive Albany, NY 12205</p>	Ruby Tuesday, Inc.	2967 Middletown ONE GALLERIA CIRCLE SPC #C204 MIDDLETOWN, NY 10941	OCTOBER 7, 2020
D. Barry Simons, Trustee of the Renee Catia Gaddis Trust Dated 2/18/97, Sarenee Properties, LLC, Bear Realty, LLC, and D. Barry Simons, Trustee of the Sara Simone Knight Trust Dated 2/18/97, as successors to CNL APF Partners, LP	<p>D. Barry Simons, Trustee 1330 Neptune Avenue Encinitas, CA 92024</p> <p>Bear Realty, LLC c/o Lexis Document Services, Inc. 251 Little Falls Drive Wilmington, DE 19808</p> <p>Sarenee Properties, LLC c/o Lexis Document Services, Inc. 251 Little Falls Drive Wilmington, DE 19808</p> <p>Roger Slade, Esq. Haber Law, PA 251 NW 23rd Street Miami, FL 33127</p>	<p>RT Orlando Franchise, LP</p> <p>Ruby Tuesday, Inc.</p>	7117 Southchase 13145 S. ORANGE BLOSSOM TRAIL ORLANDO, FL 32837	OCTOBER 7, 2020
DATO Food Group RT, LLC, as successor to Orion-NRD Ruby JV LLC	DATO Food Group RT, LLC Attn: Daniel Pascale P.O. Box 129 Willow Springs, IL 60480	<p>RT St. Louis Franchise, LLC</p> <p>Ruby Tuesday, Inc.</p>	4658 Sikeston 2612 E. MALONE AVE. MINER, MO 63801	OCTOBER 7, 2020

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David Ming Mar and Susan Moon Mar, Co-Trustees and their successor trustees under the Mar Family Living Trust	<p>David Ming Mar Susan Moon Mar Attn: Syamack Ganjavian, Managing Partner Jupiter's Journey, LLC 6Fairhill Drive Chadds Ford, PA 19317</p> <p>David Ming Mar, Trustee Susan Moon Mar, Trustee Mar Family Living Trust 2670 Melville Drive, San Marino, CA 91108</p> <p>Richard A. Forsten, Esq. Saul Ewing Arnstein & Lehr 1201 North Market Street, Suite 2300 Wilmington, DE 19801</p> <p>Richard A. Forsten, Esq. Saul Ewing Arnstein & Lehr PO Box 1266 Wilmington, DE 19899-1266</p>	Ruby Tuesday, Inc.	3019 Rehoboth 19340 LIGHTHOUSE PLAZA BLVD. REHOBOTH BEACH, DE 19971	OCTOBER 7, 2020
Davie Plaza, L.P.	<p>Davie Plaza, L.P. 431 Fairway Drive, Suite 201 Deerfield Beach, FL 33441</p> <p>Davie Plaza, L.P. c/o Konover & Associates South Attn: Ms. Maria Ashenfelter 7000 West Palmetto Park Road Suite 203 Boca Raton, FL 33433</p> <p>Theresa M. McLaughlin, Esq. Akerman LLP 350 East Las Olas Blvd., Suite 1600 Ft. Lauderdale, FL 33301</p> <p>Michael L. Grant, Esq. Warren & Grant, P.A. 4800 N. Federal Highway, Suite A-205 Boca Raton, FL 33431</p>	<p>RT South Florida Franchise, LP</p> <p>Ruby Tuesday, Inc.</p>	7721 Hiatus-Davie 11590 WEST STATE ROAD 84 DAVIE, FL 33325	OCTOBER 7, 2020
DDR Miami Avenue, LLC	DDR Miami A Venue LLC 3300 Enterprise Pkwy Beachwood, CA 44122	Ruby Tuesday, Inc.	6323 East Lauderdale 3201 N MIAMI AVE. Suite 100 MIAMI, FL 33127	OCTOBER 7, 2020

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DDRTC NEWNAN PAVILLION LLC	DDRTC NEWNAN PAVILLION LLC PO BOX 534414 DEPT 104614 30414 20516 ATLANTA, GA 30353	Ruby Tuesday, Inc.	4251 Newnan 1120 BULLSBORO DRIVE NEWNAN, GA 30263	OCTOBER 7, 2020
DE Enterprises, LLC, as successor-in-interest to Orion-NRD Ruby JV LLC	DE Enterprises, LLC Attn: Peter Fat Cheung Leung 3240 NW Chapin Drive Portland, OR 97229	Ruby Tuesday, Inc.	3217 Muscle Shoals 1704 WOODWARD AVE. MUSCLE SHOALS, AL 35661	OCTOBER 7, 2020
Denny L. Kagasoff, as Trustee of the Denny L. Kagasoff Revocable Trust Dated August 10, 2016, as successor-in-interest to James R. Ciernia and Mary E. Ciernia, Co-Trustees of the Ciernia Revocable Trust Dated October, 1983	Denny L. Kagasoff, as Trustee 4150 Chestnut Avenue Long Beach, CA 90807 Stephanie Kempfer Collier, Esq. Weltman, Weinberg & Reis Co., LPA 180 N. LaSalle Street, Suite 2400 Chicago, IL 60601	Ruby Tuesday, Inc.	5275 Mentor 9515 DIAMOND CENTRE DRIVE MENTOR, OH 44060	OCTOBER 7, 2020
Devon Park Associates, LLC	Devon Park Associates, LLC 33 W. 10th St., Suite 800 Anderson, IN 46016 Andrew J. Miroff, Esq. Adam M. Alexander, Esq. Ice Miller LLP One American Square, Suite 2900 Indianapolis, IN 46282-0200	RT Indianapolis Franchise, LLC Ruby Tuesday, Inc.	7653 Anderson 5530 SCATTERFIELD RD. ANDERSON, IN 46013	OCTOBER 7, 2020
DFG BEACHWOOD PAVILION LLC	DFG BEACHWOOD PAVILION LLC PO BOX 856736 MINNEAPOLIS, MN 55485 DFG BEACHWOOD PAVILION LLC 10100 WATERVILLE STREET WHITEHOUSE, OH 43571	Ruby Tuesday, Inc.	2953 Beachwood 24325 CHAGRIN BOULEVARD BEACHWOOD, OH 44122	OCTOBER 7, 2020
Discovery Bay Development, Inc., as successor in interest to Cobb Corners, L.P.	Discovery Bay Development, Inc. Attn: Kurt Tezel, VP 1908 North Atlantic Avenue, Suite 704 Cocoa Beach, FL 32931 W. Dudley Whitley, III Battle, Winslow, Scott & Wiley, PA 2343 Professional Drive PO Box 7100 Rocky Mount, NC 27804-0100	Ruby Tuesday, Inc.	4241 Rocky Mount 1457 BENVENUE RD. ROCKY MOUNT, NC 27803	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Property Address	Rejection Date
Donald Greene Development Co., as successor in interest to Donald C. Greene	Donald Greene Development Co. 800 Route 146, Suite 240 Clifton Park, NY 12065 DCG Development, Property Manager 800 Route 146, Suite 240 Clifton Park, NY 1	Ruby Tuesday, Inc.	4971 Clifton Park 20 MAXWELL DRIVE CLIFTON PARK, NY 12065	OCTOBER 7, 2020
Doral Court Plaza, LLC	Doral Court Plaza LLC 950 Jefferson St Hollywood, FL 33019	Ruby Tuesday, Inc.	6357 Doral Court 8484 NW 36TH STREET MIAMI, FL 33167	OCTOBER 7, 2020
Dover Island Park South, LLC, as successor in interest to CNL Funding 2001-A, LP	Dover Island Park South, LLC Attn: Issac Yamali 27 St. John's Place Freeport, NY 11520 Ellen N. Savino, Esq. Lewis Johs Avallone Aviles, LLP One CA Plaza, Suite 225 Islandia, NY 11749	RT Long Island Franchise, LLC Ruby Tuesday, Inc.	7173 Island Park 3910 AUSTIN BLVD. ISLAND PARK, NY 11558	OCTOBER 7, 2020
EAST GREENWICH SQUARE EA LLC	EAST GREENWICH SQUARE EA LLC PO BOX 536856 DEPT 2209 ATLANTA GA 30353	Ruby Tuesday, Inc.	3952 East Greenwich 1050 DIVISION STREET EAST GREENWICH, RI 2818	OCTOBER 7, 2020
ERP Hillcrest, LLC, successor in interest to John F. Floyd	ERP Hillcrest, LLC c/o Brixmor Property Group Attn: Legal Department 420 Lexington Avenue, 7th Floor New York, NY 10170 ERP Hillcrest, LLC c/o Brixmor Property Group Attn: Regional Counsel 2440 Preston Ridge Rd, Suite 425, Building 4 Alpharetta, GA 30005	Ruby Tuesday, Inc.	3376 Hillcrest 1941 E. MAIN STREET SPARTANBURG, SC 29307	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Property Address	Rejection Date
ESSENTIAL PROPERTIES	<p>ESSENTIAL PROPERTIES 902 CARNEGIE CENTER BLVD. STE 520 PRINCETON NJ 08540</p> <p>Reed Smith LLP Attn: Stephen M. Lyons III, Esq. 1717 Arch Street, Suite 3100 Philadelphia, PA 19103</p> <p>MARTIN DOWNS BUSINESS PK ASSOC INC. 3501 SW CORPORATE PKWY PALM CITY, FL 34990</p>	<p>RT West Palm Beach Franchise, LP</p> <p>Ruby Tuesday, Inc.</p>	<p>7122 Palm City 3290 SW MARTIN DOWNS PALM CITY, FL 34990</p>	OCTOBER 7, 2020
Estate of Frank S. Schilleci	<p>Estate of Frank S. Schilleci c/o White and Company Attn: Bill White 3565 Loma Ridge Dr Hoover, AL 35216</p>	Ruby Tuesday, Inc.	<p>4333 Eastern Blvd-Fifth Quarter 1310 EASTERN BLVD. MONTGOMERY, AL 36117</p>	OCTOBER 7, 2020
Eugene D. Dellamaggiore, Jr.	<p>Eugene D. Dellamaggiore, Jr. 1214 Sierra Avenue San Jose, CA 95126</p> <p>Mary M. Caskey, Esq. C. Elizabeth Weston, Esq. PO Drawer 11889 Columbia, SC 29211</p>	Ruby Tuesday, Inc.	<p>4359 Cherrydale Point 6 STATE PARK ROAD GREENVILLE, SC 29609</p>	OCTOBER 7, 2020
FCPT Holdings, LLC, successor in interest to Auburn Plaza, Inc.	<p>FCPT Holdings, LLC 591 Redwood Highway, Suite 1150 Mill Valley, CA 94941</p> <p>Michael J. Donlan, Esq. Verrill Dana, LLP One Portland Square Portland, ME 04101-4054</p>	<p>RT New England Franchise, LLC</p> <p>Ruby Tuesday, Inc.</p>	<p>7290 Auburn 649 TURNER STREET, SUITE 1A AUBURN, ME 4210</p>	OCTOBER 7, 2020
Federal Realty Investment Trust	<p>Federal Realty Investment Trust 1626 East Jefferson Street Rockville, MD 20852</p> <p>Federal Realty Investment Trust Attn: Legal Department 4800 Hampden Lane, Suite 500 Bethesda, MD 20814</p> <p>Albert M. Bower, Esq. Grand River Law, PLC 337 Dogwood Ave., NE Ada, MI 49301</p>	<p>RT Detroit Franchise, LLC</p> <p>Ruby Tuesday, Inc.</p>	<p>7606 Roseville 30901 GRATIOT AVENUE ROSEVILLE, MI 48066</p>	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Property Address	Rejection Date
Federal Realty Partners LP, as successor in interest to B and E Associates, LP	Federal Realty Partners LP 1626 East Jefferson Street Rockville, MD 20852 Renee Lobos, Asst. Property Manager James Rich, Property Manager Federal Realty Investment Trust 1626 East Jefferson Street Rockville, MD 20852-4041 Stephen J. Whelan, Esq. Bregman, Berbert, Schwartz & Gilday, LLC 7315 Wisconsin Ave., Suite 800 West Bethesda, MD 20814	Ruby Tuesday, Inc.	4169 South Alexandria 7692 RICHMOND HIGHWAY ALEXANDRIA, VA 22306	OCTOBER 7, 2020
Felrok II, Inc.	Felrok II, Inc. Attn: Sergio Rok c/o Rok Enterprises Inc. 48 E. Flagler St, PH# 105 Miami, FL 33131	Ruby Tuesday, Inc.	6321 Downtown 7 WEST FLAGLER STREET MIAMI, FL 33130	OCTOBER 7, 2020
FOREST ACRES REAL ESTATE CO.	FOREST ACRES REAL ESTATE CO. 1919 E MAIN STREET PO BOX 1929 EASLEY SC 28641	Ruby Tuesday, Inc.	3382 Easley 6092 CALHOUN MEMORIAL HWY EASLEY, SC 29640	OCTOBER 7, 2020
Four J, LLC d/b/a Topsham Fair Mall	Four J, LLC d/b/a Topsham Fair Mall Attn: John Larson 49 Topsham Fair Mall Road Topsham, ME 04086	RT New England Franchise, LLC Ruby Tuesday, Inc.	7284 Topsham 55 TOPSHAM FAIR MALL ROAD TOPSHAM, ME 4086	OCTOBER 7, 2020

EXHIBIT B-2

EXHIBIT B-2**(Subleases/Sublease Assignments)**

Sub-Tenant	Unit #	Address	Debtor Party	Rejection Date
ARRUMP, LLC d/b/a Roy Roger's (subtenant by assignment) 9 Gunthers View Tomaco NJ 07082	5252	US Route 6 & 209 MATAMORAS, PA 18336	Ruby Tuesday, Inc.	OCTOBER 7, 2020
Buckeye Check Cashing of Alabama, LLC Attn: Store Development 7001 Post Road, Suite 200 Dublin, OH 43016	4333	1310 EASTERN BLVD. MONTGOMERY, AL 36117	Ruby Tuesday, Inc.	OCTOBER 7, 2020
Dipen Desai d/b/a Roy Rogers (subtenant) and Roy Rogers Franchise Company, LLC 9 Gunthers View Tomaco NJ 07082	5252	US Route 6 & 209 MATAMORAS, PA 18336	Ruby Tuesday, Inc.	OCTOBER 7, 2020
Panchos Mexican Restaurant, Inc. 1610 /Central Ave. Albany, NY 12205	4971	20 MAXWELL DRIVE CLIFTON PARK, NY 12065	Ruby Tuesday, Inc.	OCTOBER 7, 2020
SRJ Restaurants, Inc. Attn: Robert and Sherrie Alday 22638 Eagles Watch Drive Land O'Lakes, FL 34639	7148	6254 GUNN HWY TAMPA, FL 33625	Ruby Tuesday, Inc. RT Tampa Franchise, LP	OCTOBER 7, 2020

EXHIBIT B-3

EXHIBIT B-3**(Rejected Executory Contracts)**

Counterparty	Debtor Party	Description of Contract	Rejection Date
CENOVA INC. PO BOX 449 LAFAYETTE HILL, PA 19444-0449	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
DECO CONCRETE 173 BORDENTOWN GEORGETOWN RD CHESTERFIELD, NJ 08515	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
GOLDEN TRIANGLE WASTE SERVICES 1311 INDUSTRIAL PARK RD COLUMBUS, MS 39701-8646	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
ICR LLC 761 MAIN AVENUE NORWALK, CT 06851-1080	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
IRON MOUNTAIN INC PO BOX 915004 DALLAS, TX 75391-5004	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
OTIS ELEVATOR CO. PO BOX 13716 NEWARK, NJ 07188-3716	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
PRO CUT PROPERTIES LLC 740 KINGSBRIDGE ROAD CARROLLTON, GA 30117-5205	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
RUBICON GLOBAL LLC 950 EAST PACES FERRY RD ATLANTA PLAZA SUITE 1900 ATTN: ACCTS RECEIVABLE ATLANTA, GA 30326-1384	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
SERVICECHANNELCOM INC 18 EAST 16TH ST 2ND FLOOR NEW YORK, NY 10003-3111	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
STRATEGIC EQUIPMENT LLC PO BOX 654020 DALLAS, TX 75265-4020	Ruby Tuesday, Inc.	Services Contract	OCTOBER 7, 2020
TESLA 3500 DEER CREEK ROAD PALO ALTO, CA 94304	Ruby Tuesday, Inc.	Leases	OCTOBER 7, 2020